



**FINAL ADMINISTRATIVE DECISION  
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Lauren Marks  
DOCKET NO.: 20-04356.001-R-1  
PARCEL NO.: 11-15-406-021

The parties of record before the Property Tax Appeal Board are Lauren Marks, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Lake Forest; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **an increase** in the assessment of the property as established by the **Lake** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$67,656  
**IMPR.:** \$171,320  
**TOTAL:** \$238,976

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2020 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject property consists of a 2-story dwelling of brick and frame exterior construction with 4,712 square feet of living area.<sup>1</sup> The dwelling was constructed in 1940 but has a reported effective age of 15 years old. Features of the home include a concrete slab foundation, central air conditioning, two fireplaces, an attached 2-car garage, and a detached 3-car garage. The property has a 1.37 acre or 59,680 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales that are located from .04 to .79 of a mile from the subject. The comparables have sites ranging in size from 39,204 to 47,480 square

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<sup>1</sup> The Board finds the best evidence of the subject's features was the description within the appraisal of the subject property submitted by the board of review.

feet of land area that are improved with 2-story dwellings of frame or frame and brick exterior construction ranging in size from 4,037 to 4,474 square feet of living area. The dwellings were built from 1988 to 1990, with homes built in 1989 and 1990 having 1999 and 2002 effective ages. Two comparables have unfinished basements and one comparable does not have a basement. The comparables have central air conditioning, from one to three fireplaces, and a garage ranging in size from 677 to 1,175 square feet of building area. The comparables sold from February 2018 to February 2019 for prices ranging from \$611,000 to \$695,000 or from \$136.57 to \$172.16 per square foot of living area, including land.

Based on this evidence the appellant requested the subject's assessment be reduced to \$203,950, which reflects a market value of \$611,911 or \$129.86 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$232,811. The subject's assessment reflects a market value of \$699,342 or \$148.42 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for Lake County of 33.29% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales that are located from .04 to .74 of a mile from the subject. The board of review's comparable #2 is the same property as the appellant's comparable #1. The comparables have sites ranging in size from 39,200 to 181,650 square feet of land area that are improved with 1-story or 2-story dwellings of brick, wood siding or brick and wood siding exterior construction ranging in size from 3,910 to 5,226 square feet of living area. The dwellings were built from 1964 to 1995, with the home built in 1964 having a 1968 effective age. The comparables have unfinished basements, central air conditioning, one or three fireplaces, and an attached garage ranging in size from 799 to 1,218 square feet of building area. The comparables sold from July 2018 to March 2019 for prices ranging from \$611,000 to \$949,000 or from \$136.57 to \$232.74 per square foot of living area, including land.

The board of review's submission also included a refinance appraisal of the subject property, which had been submitted by the appellant at the local board of review hearing. The appraisal estimated the subject property had a market value of \$717,000 as of March 9, 2020. The appraiser disclosed that the subject's kitchen, bathrooms and mechanicals have been updated within the last 10 years. Regarding the comparables selected, the appraiser wrote, "The neighborhood was expanded beyond the recommended one mile from the subject to find comparable sales. This distance was analyzed and found not to affect value."

The appraisal was completed using the sales comparison approach to value property in estimating a market value for the subject property. The appraiser selected six comparable properties that are located from .11 of a mile to 1.21 miles from the subject. The comparables have sites ranging in size from 40,511 square feet to 1.7 acres of land area that are improved with 1-story or 2-story dwellings ranging in size from 2,586 to 5,101 square feet of living area. The homes range in age from 16 to 91 years old. Five comparables have basements, three of which have finished area, and one comparable does not have a basement. The comparables have central air conditioning, one or two fireplaces and a from a 2-car to a 4-car garage. The

comparables sold from April to November 2019 for prices ranging from \$525,000 to \$795,000 or from \$139.19 to \$216.39 per square foot of living area, including land. After adjusting the comparables' sale prices for differences when compared to the subject, the appraiser estimated the comparables would have adjusted sale prices ranging from \$669,600 to \$793,800 or from \$131.48 to \$258.93 per square foot of living area including land. Based on these adjusted sale prices, the appraiser estimated that the subject would have a market value of \$717,000 or \$152.16 per square foot of living area, including land, as of March 9, 2020.

Based on this appraisal evidence, the board of review requested the subject's assessment be increased to \$238,976, which reflects a market value of \$717,000 or \$152.16 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.

### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and the evidence in the record supports an increase in the subject's assessment.

The Board finds the best evidence of market value to be the appraisal submitted by the board of review estimating the subject property had a market value of \$717,000 as of March 9, 2020. The appraiser explained the selection criteria used in selecting comparable properties and made logical adjustments to the comparables to support the appraisal's estimate of the subject's market value. The Board further finds the appraisal's effective date of March 9, 2020 is just over 2 months after the January 1, 2020 assessment date at issue and relied on recent sales from 2019. The subject's assessment reflects a market value below the best evidence of market value in the record. The Board gives less weight to the parties' five comparable sales in this record, due to the comparables' sale dates occurring greater than 17 months prior to the January 1, 2020 assessment date at issue and/or their lack of adjustments for features when compared to the subject. Based on this evidence the Board finds an increase in the subject's assessment, as argued by the board of review, is justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date:

April 18, 2023



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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